

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
July 29, 2015

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager
Paul Fulgham, Public Works Director
Linsey Nessen, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:12 a.m. The meeting was held July 29, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Paul Fulgham (arrived at 9:47 a.m.), and Deputy Recorder Linsey Nessen were in attendance. Director Marc Christensen was excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the July 29, 2015 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

2. Approval of minutes: July 15, 2015

Motion by Chairman Bench to approve the minutes of July 15, 2015. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion and consideration of a final approval for Spring Hollow and Spring Hollow Legends Subdivision – Blake Christensen

Mr. Ben Johnston stated he sent the plat to Engineer Breinholt with all the checklist items completed. Engineer Breinholt stated he received the plat, but hadn't been able to review it yet and asked if Mr. Johnston ran into any problems with the checklist. Mr. Johnston stated on Engineer Breinholt's checklist, a manhole was required on 2660 West but Director Fulgham and Public Works Lead Ed Quinn stated that because there is no lateral, that section will be capped off so a manhole is not needed and has been removed from the plat.

Mr. Johnston stated the landscaping detail hasn't been completed yet for Spring Hollow Legends. Mr. Jay Christensen stated that should take only a couple of days to be completed. Mr. Johnston stated a note has been added to the plat stating "construct driveway approach and curb and gutter and gravel entries for access to 20 foot Public

Utilities Easement (PUE).” Chairman Bench also read a note on the plat stating, “A fence is constructed along the west boundary of Lot 1. On Lot 53, the common area, a gate of a minimum of 15 feet wide shall be installed to access underground utilities within the 20 foot wide Public Utilities Easement. Access to said easement must remain open with a hard surface roadway and Tremonton City is not liable for damage to property when accessing and maintaining the utilities within the 20 foot Public Utility Easement.”

Engineer Breinholt stated he is asking that the access remain gravel, residents could then park RV’s and other movable items there, but it would be better for residents not to landscape that area as the City may have to drive over their landscape improvements when using that access. Manager Warnke suggested making the easement an extension of the trail. Mr. Jay Christensen stated he would not like the trail to be opened up like that. Engineer Breinholt stated that residents could make use of the gravel access. Mr. Ricky Christensen asked if a resident could put in a concrete pad if they so desired. Engineer Breinholt stated that would be fine. Chairman Bench stated that residents need to be aware that there is a 20 foot wide easement that the City could drive a vehicle on in the future.

Mr. Johnston stated he will add more language to the plat with a reference on the lot to the note of Lot 1R for Restricted. Any Title Company or owner would know what the notation means.

Mr. Ricky Christensen stated there is currently a meter for this property that will need to be moved. It is still being used and will continue to be used for this property, but when construction begins, it will be in the way and needs to be moved higher. Engineer Breinholt stated they will need to talk to Director Fulgham about that issue.

Mr. Jay Christensen asked what the City’s contract is with Rocky Mountain Power for light poles, maintenance, etc. Chairman Bench stated the contract amount is \$7,200 for this project. The Christensen’s would be required to put the conduit in. Mr. Jay Christensen asked if the City then pays Rocky Mountain Power a monthly fee for maintaining those lights. Chairman Bench stated the City does pay Rocky Mountain Power monthly for the lights. Mr. Jay Christensen stated they need to look into whether it would be better to contract through the City or directly through Rocky Mountain Power.

Chairman Bench stated the plat will not be recorded until the Development Agreement is signed and fees are paid for chip seal and street lights, unless the Christensen’s decide to pay Rocky Mountain Power for the street lights directly. Chairman Bench stated he will work on the Development Agreement today and email it to the Christensen’s.

Manager Warnke stated the City has an ordinance that requires a fiber conduit to be installed in subdivisions. Director Fulgham stated he believes there is conduit installed in this area. Mr. Johnston clarified a separate fiber optic conduit needs to be installed in the Public Utility Easement. Engineer Breinholt stated it is conduit put in with the other

power and communications conduit, but it is a separate conduit. Mr. Johnston asked if the conduit can be run in the same trench as the power. Engineer Breinholt stated the fiber optic conduit can be ran in the same trench as the power. Mr. Johnston stated he would add that to the plat and get the engineer's estimate to Chairman Bench.

Motion by Engineer Breinholt to approve the final plat and construction drawings for Spring Hollow Subdivision Phase 1, delaying the recording of the plat until the Development Agreement is signed and escrow has been received. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Motion approved.

- b. Discussion of Tremont Center Storm Drain Water System – Micah Capener

Mr. Micah Capener was not in attendance at the meeting.

- c. Walk ins*

Mr. Ben Johnston from Johnston Engineering was in attendance at the meeting. Mr. Johnston stated the legal description and plat for property on 1600 East is off by several feet and he is going to clean up the area so the plat and legal descriptions are all correct. There is currently a gap that Mr. Johnston will be speaking with the Canal Company about cleaning up on the plat.

4. Comments/Reports:

- a. Chairman/Zoning Administrator – Steve Bench

No comments.

- b. City Engineer – Chris Breinholt

No comments.

- c. Recreation Director – Marc Christensen

Director Christensen was excused from the meeting.

- d. Public Works Director – Paul Fulgham

No comments.

- e. City Manager – Shawn Warnke

No comments.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 10:21 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Land Use Authority Board Meeting held on the above referenced date. Minutes prepared by Deputy Recorder Linsey Nessen.

Dated this ____ day of _____, 2015

Darlene S. Hess, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.